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REPORT

OF

A COMMITTEE OF THE COUNCIL

OF

THE STATISTICAL SOCIETY OF LONDON,

CONSISTING OF

LIEUT.-COLONEL W. H. SYKES, V.P.R.S., DR. GUY, AND F. G. P. NEISON, ESQ.,

TO INVESTIGATE THE STATE OF THE INHABITANTS AND THEIR DWELLINGS IN CHURCH LANE, ST. GILES'S.

[Read before the Statistical Society of London, 17th January, 1848.]

It is only necessary to premise, that the inquiry of the Committee is consequent upon communications made to the Council by one of its members, respecting the state of the houses and their inhabitants in Church Lane, St. Giles's, which involved such startling circumstances, that the Council deemed it a duty to have them verified and attested, not less for the sake of the public, than to add to those stores of information for the collection of which the Statistical Society was founded.

Your Committee, pursuant to their appointment on the 18th of December, met in Church Lane, on Thursday, the 23rd December, at 1 P.M. :—

Present—Colonel Sykes and Dr. Guy, and Mr. Balfour, Agent of the Committee.

Church Lane is situated in the Parish of St. Giles; it is 290 ft. long, 20 ft. wide, and contains 32 houses. It runs parallel with New Oxford Street, and is bounded at the west end by the backs of the new houses in Broad Street, and opens at the east end into George Street. There are several back courts, one of which measures 48 ft. long by 10 ft. broad, and contains seven small houses, the entrance to this court being by a narrow passage 2 ft. broad and 20 ft. long. These houses are of wood, and contain two rooms. Another court is 36 ft. by 24 ft., and contains six small houses. The houses in Church Lane consist of a parlour or ground-floor, of two rooms, a first floor, of one or two rooms, and a second floor, of one room. To the first landing on the stairs of some of the houses, one or two small wooden rooms are attached behind, occasioning considerable risk from fire. The houses have cellars under the ground-floor, but as there is no drainage whatever from them, they are not tenanted, with the exception of two; but some of them are used as day-rooms. The narrow entrance passage into each house terminates in a back yard 5 or 6 ft. square.

The lane is lighted by three gas-lights. Water is supplied three times a week, but there is neither pump, tank, cistern, nor water-butt,

so that the tenants of all the houses, with the exception of one lodging-house, three shops, and a public-house, are compelled to save the water in their respective rooms, in such vessels as they can command; but as the water does not continue on for a sufficient length of time to enable all the inhabitants of the street to secure enough, supposing they had vessels to hold it, they are compelled to deal with the shops or public-house to obtain a pitcherful now and then; and they sometimes are compelled to filch the water from each other.

The back yards are 5 or 6 ft. square, with broken pavement, and most of them have accumulations of filth and night-soil, and the drainage from them (which is superficial) runs through the passage of the houses into the street. The back rooms, most of which are lighted by only one small window, patched with paper and rags, open by low doors into this pestiferous area. These yards are, in most instances, without privies, and in the few cases where they do exist, they are in a most dilapidated condition. In the houses furnished with a water-butt, this vessel is to be found in the yard.

The under landlords, renting the houses, examined by your Committee, on the north side, are Mr. Conroy, marine-store dealer, George Street; Mr. FitzGerald, general dealer; and Mr. Mason, the keeper of the public-house in the street. The superior landlords on the south side, are Lady Hanmer and Mr. Grout, and on the north-side, the Buckeredge Estate.

As the value of your Committee's Report would much depend upon the detailed and graphic pictures which it might supply, your Committee resolved to inspect personally every room in every house; but as such an examination of every room in the street would swell the Report to an inconvenient length, your Committee determined upon taking a portion of the houses; and that there might not be the slightest imputation of selection, your Committee resolved to examine the houses in the order of their numbers. No. 1, of Church Lane, being a shop and a corner house, belonging rather to George Street than to Church Lane, your Committee commenced with the house No. 2.

The rooms are let either unfurnished or, if it be not a misnomer, furnished. In the first instance, the walls and floor are bare; and for such rooms, on the 1st and 2nd floor, 3*s.* weekly are paid. In the second instance, the furniture consists of a small deal table, two rickety or broken deal chairs, a bedstead, without hangings of any kind, flock mattress, two blankets, and one pair of coarse sheets, one bolster, and one quilt, a tub or pail, a pot or pan, and a kettle, and in some cases, a saucepan. These articles constitute the furniture. Crockery, knives and forks, &c., are provided by the tenant. The rent of such a room varies from 3*s.* 3*d.* to 5*s.* 6*d.*, according to size.

House, No. 2.—Parlour or Ground Floor.

Size of room, 14 ft. long, 13 ft. broad, 6 ft. high; size of window, 5 ft. 3 in. by 5 ft.; rent paid, 8*s.* weekly for two rooms; under-rent paid, 3*d.* per night for each adult; time occupied, 28 years by landlady. Number of families, 3; consisting of 8 males above 20, 5 females above 20, 4 males under 20, 5 females under 20; total 22 souls. Number of persons ill, 2, fever and measles; deaths in 1847, 1, measles. Country, 7 English, 15 Irish; trade, dealers and mendicants. State of rooms,

filthy; state of furniture, bad and dirty; state of windows, 21 whole and 9 broken panes. Number of beds, 6; number of bedsteads, 6, in two rooms.

A man and his wife and children, occupying a bed for a week, pay 3*s.*, but 12 adults, at 3*d.* per night, Sunday not counting, give the landlady 18*s.* a week for the 8*s.* she pays, or a profit of 10*s.*

The rent paid for the ground-floor of this house is 3*s.* above the ground-floor of other houses in the street.

1,092 cubic feet of air, 1st room, 815 cubic feet of air, 2nd room; total, 1,907 cubic feet of air for 22 persons.

No. 2.—Back Room, Ground Floor.

Size of room, 11 ft. 4 in. long, 11 ft. 3 in. broad, 6 ft. 5 in. high; size of window, 3 ft. 4 in. by 3 ft. 3 in.

The yard of this house, 6 ft. square, in a very bad state. The privy has no seat or door; night-soil scattered about the yard. Liquid filth under the broken pavement.

This room is rented with the preceding, and may be said to form part of it; the twenty-two tenants being common to the two rooms.

The Cellar of this House

Was found occupied. 3 beds, 3 bedsteads, dirty. 1 male above 20, 3 females above 20, 4 males under 20, 3 females under 20; total 11 persons: adults pay 3*d.* per night.

This is the only cellar found with beds in the houses examined.

No. 2.—First Floor.

Only one room. Size of room, 17 ft. 6 in. long, 13 ft. 9 in. broad, 8 ft. 3 in. high; size of window, 5 ft. 9 in. by 4 ft. 4 in.; rent paid, 3*s.* weekly; under-rent paid, 1*s.* 6*d.* and 1*s.* 2*d.* each family; time occupied, 3 months. Number of families, 3, and 1 widow with 4 children; comprising 3 males above 20, 3 females above 20, 4 males under 20, 6 females under 20; total 16. Number of persons ill, ——*; deaths in 1847, ——. Country, Irish; trade, dealers. State of rooms, dirty; state of furniture, bad, dirty; state of windows, 24 whole, 6 broken. Number of beds, 3; number of bedsteads, 3.

No. 2.—Second Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. 3 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 3*s.* weekly; under-rent paid, 2*s.*; time occupied, 2 years. Number of families, 2; consisting of 3 males above 20, 2 females above 20, 3 males under 20, 4 females under 20; total 12. Number of persons ill, 1, asthma; deaths in 1847, none. Country, Irish; trade, dealers. State of rooms, dirty; state of furniture, bad, dirty; state of windows, 21 whole, 8 broken. Number of beds, 3; number of bedsteads, 2.

Three females sleep in one bed. A son, aged 22, sleeps with his mother.

* As a general rule, the blanks in the Report may be understood to indicate that the particulars specified were not ascertained. It was deemed right to print the agent's notes with only such corrections as were indicated by the memoranda taken on the spot by the reporters, and such slight verbal alterations as were necessary to clearness and accuracy.

Tuesday, 28th December, 1847.

Present—Col. Sykes, Dr. Guy, F. G. P. Neison, Esq., and the Agent.

The Committee proceeded to inspect the houses next in order.

House, No. 3.—Two Parlours on Ground Floor.

Size of rooms:—front room, 17 ft. 6 in. long, 13 ft. 9 in. broad, 8 ft. high; size of windows, 5 ft. 4 in. by 4 ft.; back room, 11 ft. 4 in. square; rent paid, 5*s.* weekly; under-rent paid, 1*s.* 6*d.* each adult; time occupied, 5 years. Number of families, 4; consisting of 5 males above 20, 5 females above 20, 3 males under 20, and 4 females under 20; total 17. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, dealers and mendicants. State of rooms, dirty; state of furniture, bad and dirty; state of windows, 8 panes whole, 8 broken. Number of beds, 6; number of bedsteads, 5, of which 3 in front room 2 in back. Yard filthy, covered with night soil; no privy, no water.

These are nightly lodging-rooms, and the landlady frequently accommodates four or five more persons at 3*d.* per night. The entrance to the back room is by a door 4 ft. 2 in. by 3 ft., the room itself being a kind of black-hole.

No. 3.—First Floor,—One Room.

Size of room, 17 ft. long, 13 ft. broad, 9 ft. high; size of only window, 5 ft. 4 in. by 2 ft. 2 in.; rent paid, 3*s.* weekly; under-rent paid, 1*s.* each family; time occupied, 3 months. Three males above 20, 5 females above 20, 5 males under 20, and 4 females under 20; total 17. Number of persons ill, 1 low fever; number of deaths in 1847, ——. Country, Irish; trade, labourers and dealers. State of rooms, dirty; furniture, only 1 chair and table; state of windows, 9 whole panes, 3 broken. Number of beds, 3, made of shavings; number of bedsteads, 1.

No. 3.—Second Floor,—One Room.

Size of room, 17 ft. long, 13 ft. broad, 9 ft. high; size of window, 5 ft. 4 in. by 2 ft. 2 in.; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, 7 years. Number of families, 1; comprising 1 male above 20, 1 female above 20, 3 males under 20, and 3 females under 20; total 8. The eldest boy 15 years of age. Number of persons ill, 1, cold and fever; deaths in, 1847 ——. Country, Irish; trade, dealer. State of rooms, dirty; state of furniture, bad; state of windows, 7 whole panes, 5 broken. Number of beds, 2; number of bedsteads, 2.

No. 3.—Back Room opening from Stair Landing.

Size of room, 11 ft. 2 in. long, 9 ft. 4 in. broad, 6 ft. high; size of windows, 3 ft. 9 in. by 2 ft. 11 in.; rent paid, 3*s.* weekly, furnished; under-rent paid, ——; time occupied, 3 years. Number of families, 1; comprising 1 male above 20, 2 females above 20, 2 males under 20, and 2 females under 20; total 8. Number of persons ill, 1; deaths in 1847, ——. Country, Irish; trade, blind beggar. State of rooms, dirty; state of furniture, bad, dirty; state of windows, 5 whole, 7 broken. Number of beds, 3; number of bedsteads, 1.

The beds and coverings were composed of rags and shavings.

The eldest girl is 16, and the 2 females above 20, are the blind man's wife and her sister.

House, No. 4.—Two Parlours, on Ground Floor.

Size of front room, 14 ft. long, 13 ft. broad, 6 ft. high; size of windows, 3 ft. 4 in. by 2 ft. 2 in. Size of back-room, 11 ft. 2 in. long, 9 ft. 4 in. broad, less than 6 feet in height; 1 window with 4 whole panes; rent paid, 5*s.* 6*d.* weekly for 2 rooms; under-rent paid, 3*d.* per night each adult; time occupied, 2 years; number of families, 5; comprising 4 males above 20, 9 females above 20, three of them single, 2 males under 20, 4 females under 20; total 19. Number of persons ill, 2; deaths in 1847, 1, measles. Country, Irish; trade, dealers and mendicants. State of rooms and furniture, bad, dirty; state of windows, 6 whole panes, and 10 broken. Number of beds, 6; number of bedsteads, 6.

The door of this room opens into the yard, 6 feet square, which is covered over with night soil; no privy, but there is a tub for the accommodation of the inmates; the tub was full of night soil. These are nightly lodging-rooms. In the front room one girl, 7 years old, lay dead, and another was in bed with its mother, ill of the measles.

No. 4.—First Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; size of window, 5 ft. 4 in. by 3 ft. 2 in.; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, 1 month. Number of families, 4; consisting of 5 males above 20, 5 females above 20, 4 males under 20, 2 females under 20; total 16. Number of persons ill, 2, one man dying; deaths in 1847, ——. Country, Irish; trade, mendicants and dealers. State of rooms, filthy; state of furniture, bad, dirty, only 1 table and 2 chairs; state of windows, 8 broken panes. Number of beds, 1 bed and a quantity of shavings; number of bedsteads, 1.

Particulars of the above Families.—1. Man, wife, and 2 children, pay 1*s.* per week; 2. Man and 1 daughter, 10*d.*; 3. Two females, single, 10*d.*; 4. Man, wife, and 3 children (landlord); 5. Man, wife, and 1 child, 1*s.*

Two of the single women were 25, and 1 of the boys was 18. Here were 16 persons with only one bedstead! The landlord covered his rent, and made 8*d.* weekly.

No. 4.—Second Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; size of windows, 5 ft. 4 in. by 3 ft. 8 in.; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, 1 month. Number of families, 5, besides single persons; comprising 5 males above 20, 6 females above 20, 9 males under 20, 3 females under 20; total 23. Number of persons ill, fever, 1 man and 2 children; deaths in 1847, 1 child. Country, Irish; trade, beggars. State of rooms, filthy; state of furniture, bad, dirty, 1 old table, stool, and chair; state of windows, 8 broken, 4 whole panes. Beds of shavings and rags; no bedsteads.

Particulars of the above Families,—1. Man, 2 boys, and girl, (landlord); 2. Three boys, (sons of landlord); 3. Man, wife, and 1 boy,

1*s.* 2*d* ; 4. Man, wife, and 4 children, 1*s.* 2*d.*; 5. Man, wife, and 1 child, 10*d.*; man, wife, and child, 10*d.*; 1 single female, 6*d.* Profit on room, 1*s.* 6*d.*

Amongst the children was a girl of 18 and a boy of 13.

Extreme wretchedness.

No. 4.—Back Room on the Stairs.

Size of room, 12 ft. long, 12 ft. broad, 5 ft. 6 in. high; size of window, 3 ft. 9 in. by 2 ft. 11 in.; rent paid 3*s.* weekly, furnished; under-rent paid, ——; time occupied, 4 months. Number of families, 1; consisting of 1 male above 20, 1 female above 20, no males under 20, 1 female under 20; total 3. Number of persons ill, none; deaths in 1847, ——. Country, Irish, 19 years in London; trade, market labourer. State of rooms, comparatively clean, state of furniture, decent; state of windows, all whole. Number of beds, 2; number of bedsteads, 2.

The tenant makes his livelihood as a labourer in Covent-garden market. Although the members of the Committee could not stand upright in the room, it was on the whole decent, and comparatively comfortable.

House, No. 5.—Two Parlours on Ground Floor.

Size of front room, 14 ft. long, 13 ft. broad, 6 ft. high; size of window, 5 ft. 4 in by 3 ft. 8 in.; rent paid, 5*s.* weekly, no lodgers; under-rent paid, ——; time occupied, 8 months. Number of families, 1, and 1 single woman; comprising 1 male above 20, 2 females above 20, 1 male under 20, no females under 20; total 4. Number of persons ill, 1, the wife; deaths in 1847, ——. Country, English; trade, dealers. State of rooms, clean; state of furniture, tidy; state of windows, whole. Number of beds, 2; number of bedsteads, 2.

The drain from the yard runs through the passage superficially.

No privy and no water to the house.

No. 5.—First Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; size of window, 2 ft. 4 in., two windows; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, ——. Number of families, 2; comprising 2 males above 20, 2 females above 20, 4 males under 20, 6 females under 20; total 14. Number of persons ill, 4 of fever; deaths in 1847, ——. Country, —— trade, ——. State of rooms, bad; state of furniture, bad; state of windows, ——. Number of beds, 3; number of bedsteads, 3.

Particulars of the Families.—1. Husband, wife, and 6 children, eldest girl 16; 2. Husband, wife, and 4 children, eldest boy 17: they pay 1*s.* 6*d.*, and all sleep together.

No. 5.—Back Room on Stairs.

Size of room, 12 ft. long, 12 ft. broad, 5 ft. 6 in. high; one small window; rent paid, 2*s.* weekly; under-rent paid, ——; time occupied, 6 weeks. Number of families, 2, and 2 single men; consisting of 3 males above 20, 2 females above 20, 1 male under 20, 1 female under 20; total 7. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, mendicants. State of rooms, dirty; state of furniture,

bad; state of windows, broken. Beds of rags and shavings; bedsteads, ——.

No bedstead or furniture in this room, and the bedding consists of shavings and dirty rags.

The members of the Committee could not stand upright in the room, and its cubic contents were only 792 feet; room dark.

No. 5.—Second Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; two windows, size 5 ft. 4 in.; rent paid, 3*s.* weekly; under-rent paid, 1*s.* each family; time occupied, ——. Number of families, 6; comprising 6 males above 20, 6 females above 20, 5 males under 20, 5 females under 20; total 22. Number of persons ill, 2 children of measles; deaths in 1847, ——. Country, Irish; trade, dealers. State of rooms, dirty; state of furniture, bad, 1 table and 2 chairs; state of windows, broken. Number of beds, 1, all the rest rags; number of bedsteads, 1.

Particulars of the above.—1. Man, wife, and boy (landlord); 2. Man, wife, and 3 children, 1*s.*; 3. Man, wife, and 1 child, 1*s.*; 4. Man, wife, and 3 children, 1*s.*; 5. Man and wife, 1*s.*; 6. Man, wife, and 2 children, 1*s.*

The landlord in this room lives free, and clears 2*s.* weekly, but finds firing.

House, No. 6.—Parlour,—One Room.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; size of window, 5 ft. 4 in. by 3 ft. 8 in.; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, 3 years. Number of families, 1; comprising 1 male above 20, 2 females above 20, no males under 20, no females under 20; total 3. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, dealer. State of rooms, rather clean; state of furniture, fair; state of windows, fair. Number of beds, 2; number of bedsteads, 2.

This family consists of man, wife, and sister.

Although there is a comparative state of cleanliness and comfort, with lengthened occupancy, the family have neither privy nor water.

No. 6.—First Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; size of window, 5 ft. 4 in.; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, 2 months. Number of families, 3; consisting of 1 male above 20, 3 females above 20, 2 males under 20, and 1 female under 20; total 7. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, dealers. State of rooms, dirty; state of furniture, dirty; state of window, 11 panes remaining. Number of beds, 3; number of bedsteads, 2.

The family consists of husband, wife, and 4 children, and a widow woman who pays 3*d.* per night. No privy nor water.

No. 6.—Second Floor.

Size of room, 17 ft. long, 13 ft. broad, 8 ft. high; size of window, 5 ft. by 4 ft. 3 in.; rent paid, 3*s.* weekly, under-rent paid, ——; time occupied, ——. Number of families, 2, and 3 single men; consisting of

4 males above 20, 5 females above 20, 2 males under 20, and 1 female under 20; total 12. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, dealers. State of rooms, dirty; state of furniture, bad; state of windows, broken. Number of beds, 3; number of bedsteads, ——.

Particulars of Families.—1. Widow and 4 children; son 19, daughters 20, 22, and 24; 2. Husband, wife, and 2 children; pay 1*s.* 6*d.*; 3 single men, pay 1*s.*; 2 have resided 2 months. Great wretchedness. No bedstead. Single men and single women herded together.

No. 6.—First Room on Stairs, Back of House.

Size of room, 10 ft. 3 in. long, 9 ft. 10 in. broad, 6 ft. 8 in. high; size of window, 3 ft. 6 in. by 4 ft.; rent paid, 2*s.* weekly; under-rent paid, 2*s.*; time occupied, 1 month. Number of families, 1; comprising 1 male above 20, 1 female above 20, 1 male under 20, and 1 female under 20; total 4. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, mat-makers. State of room, tidy; state of furniture, bad; state of window, 27 whole panes, 3 broken. Number of beds, 1; number of bedsteads, 1.

No. 6.—Second Room on Stairs at Back of House.

Size of room, 13 ft. long, 11 ft. 7 in. broad, 7 ft. high; size of window, 3 ft. 4 in. by 2 ft. 2 in.; rent paid, 2*s.* 3*d.* weekly, furnished; under-rent paid, ——; time occupied, ——. Number of families, 1; comprising 1 male above 20, 2 females above 20, 2 males under 20, and 1 female under 20; total 6. Number of persons ill, ——; deaths in 1847, ——. Country, Irish: trade, dealers. State of rooms, dirty; State of furniture, bad; state of windows, broken. Number of beds, 2; number of bedsteads, 2.

Of these 6 persons in a closet, occupying 2 beds, one daughter was 24 years old and one son 20; the closet having 1054 cubic feet of air.

Thursday, 30th December, 1847.

Present—Colonel Sykes and F. G. P. Neison, Esq., and the Agent.

The Committee proceeded to inspect the house next in order.

House, No. 7.—Two Parlours on Ground-Floor.

Size of 1st room, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 3 in. high; size of windows, ——; rent paid, 5*s.* weekly for two rooms; time occupied, 4 months. Number of families, 3, and two single men; comprising 7 males above 20, 5 females above 20, 7 males under 20, 3 females under 20; total 22. Number of persons ill, 1; deaths in 1847, ——. Country, Irish; trade, dealers. State of rooms, dirty; state of furniture, bad; state of windows, broken and quite open. Number of beds, 7; number of bedsteads, 4.

The landlord has been 4 months here, but 5 years at No. 21.

This is a common lodging-room, but nightly lodgers *not taken in.* No privy or water.

Particulars of the Families.—In the front room, 1. Man and wife and 9 children, three grown up; 2. Man and wife, pay 1*s.* 3*d.*; 3. Man and wife, pay 1*s.*; 4. Single woman, pays 1*s.*; total 16; 2 bedsteads.

In the back closet, 11 feet square, 2 men and their wives, and two single men, who pay 2*s.*; total 6; 2 bedsteads only.

The population in these two rooms herd together like brutes.

No. 7.—Rooms in Yard.

Size of rooms, 12 ft. long, 11 ft. broad, 6 ft. high; size of window, 2 ft. 10 in. by 2 ft. 2 in.; rent paid, 2*s.* weekly; under-rent paid, ——; time occupied, ——. Number of families, 1, and a single female; comprising 1 male above 20, 1 female above 20, 4 males under 20; total 6. Number of persons ill, 1; deaths in 1847, ——. Country, Irish; trade, paper-maker. State of rooms, dirty; state of furniture; bad; state of windows, 7 whole, 6 broken. Number of beds, 2, number of bedsteads, 1.

Another small room in this yard, empty. Rooms built of wood; filthy. No privy or water.

No. 7.—First Floor.

Size of room, 14 ft. 6 in. long; 13 ft. broad, 6 ft. 5 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 3*s.* weekly; under-rent paid, ——; time occupied, 9 years. Number of families, 1; comprising 1 male above 20, 2 females above 20, 3 males under 20, females under 20, none; total 6. Number of persons ill, 1, cold; deaths in 1847, ——. Country, Irish; trade, labourers. State of rooms, tidy; state of furniture, bad; state of windows, 11 panes whole, 5 blocked up. Number of beds, 2; number of bedsteads, 2.

The daughter, 15 years of age, takes out about 5*s.* worth of oranges (200) daily; and supposing she sold the whole, at rates averaging from 2 to 3 a penny, which she rarely does, she makes 1*s.* 6*d.*, or 9*s.* a week.

No. 7.—Second Floor.

Size of room, 14 ft. 6 in. long, 31 ft. broad, 6 ft. 5 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 3*s.* weekly; under-rent paid, 1*s.* 6*d.*; time occupied, 3 years. Number of families 2, and 2 boys, of 16 and 17; comprising 2 males above 20, 2 females above 20, 6 males under 20, 2 females under 20; total 12. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, shoemaker, works at home. State of rooms, tidy; state of furniture, tidy; state of windows, 12 whole, 4 broken. Number of beds, 5; number of bedsteads, 5.

The landlord of this room has been 27 years in the parish.

Particulars of the Families.—1. Husband and wife and 4 children, a girl of 14; 2. Husband and wife and 2 children; 3. Two lads of 17 and 16, unconnected with the families, who pay for their bed between them 1*s.* 6*d.* weekly, and calculate that they earn 1*s.* daily, as market-porters.

No. 7.—Back Room, No. 1, First Floor.

Size of room, 11 ft. 2 in. long, 9 ft. 4 in. broad, 6 ft. high; size of windows, 2 ft. 10 in. by 2 ft. 3 in.; rent paid, 2*s.* weekly; under-rent paid, ——; time occupied, 7 months. Number of families, 1; comprising 1 male above 20, 1 female above 20, 2 males under 20; total 4.

Number of persons ill, 1; deaths in 1847, 1, fever. Country, Irish: trade, mendicants. State of rooms, dirty; state of furniture, bad; state of windows, broken. Beds of shavings; number of bedsteads, 1.

The whole of this family were in the workhouse some time since with the fever. A daughter died three weeks ago from fever, and the mother was ill of fever. The family has been 16 years in this street. All looking wretched.

No. 7.—Back Room, No. 2, First Floor.

Size of room, 11 ft. 2 in. long, 9 ft. 4 in. broad, 6 ft. high; size of window, 3 ft. by 2 ft.; rent paid, 2*s.* weekly; under-rent paid, 1*s.* each family; time occupied, 3 weeks. Number of families, 2; comprising 2 males above 20, 2 females above 20, 4 males under 20, 4 females under 20; total 12. Number of persons ill, 3 of fever; deaths in 1847, 1, bowel complaint. Country, Irish; trade, labourer. State of rooms, dirty; state of furniture, bad; state of windows broken. Two bundles of rags for beds; no bedsteads.

The inmates of this room nearly naked; the only things in this room, a few rags and shavings; 4 years from Ireland. Nothing could exceed their squalid misery.

The passage leading to these two rooms is 11 ft. long by 2 ft. 3 in. wide.

House, No. 8.—Parlour on Ground-Floor, One Room.

Size of room, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 5 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 4*s.* weekly, furnished; under-rent paid, 2*s.* 3*d.*; time occupied, 4 months. Number of families, 2; comprising 2 males above 20, 2 females above 20, 2 females under 20; total 6. Number of persons ill, ——; deaths in 1847, ——. Country, Irish; trade, labourer. State of room, clean; state of furniture, tidy; state of windows, whole. Number of beds, 2; number of bedsteads, 1.

Mr. Mason, of the public-house, is landlord of this house, and the tenants must go to his yard opposite to the privy, and are obliged to him for water.

The chief tenant, although only 4 months in this room, has been 14 years in this street.

The families consist of 1. A man and wife and 2 girls, and 2. A man and wife. Only 1 bedstead.

These people say that there is always much fever in the street.

No. 8.—First Floor.

Size of room, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 6 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 4*s.* 6*d.* weekly, furnished; under-rent paid, 1*s.* 6*d.*; time occupied, 6 months. Number of families 2; comprising 2 males above 20, 3 females above 20, 4 males under 20, 1 female under 20; total 10. Number of persons ill, 2, fever; deaths in 1847, ——. Country, Irish; trade, dealer. State of rooms, dirty; state of furniture, dirty; state of windows, broken. Number of beds, 3; number of bedsteads, 3.

No doubt these persons take other lodgers, as this is a lodging-house.

Particulars of the Families.—1. Husband, wife, and 4 children; a daughter of 21. 2. Husband, wife, and 2 children. A son, aged 19, was lying in a dying state.

No. 8.—Second Floor.

Size of room, 14 ft. 8 in, long, 13 ft. broad, 6 ft. 5 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 3*s.* weekly; under-rent paid, 1*s.* 6*d.*; time occupied, 8 years. Number of families, 2, and 1 single man; comprising 3 males above 20, 2 females above 20, 3 males under 20, 1 female under 20; total 9. Number of persons ill, 1, disease of lungs; deaths in 1847, 1. Country, Irish; trade, mat-makers. State of rooms, dirty; state of furniture, bad; state of windows, broken. Number of beds, 2; number of bedsteads, 1.

One family, consisting of husband and wife, has been 8 years in this room.

The other family consists of husband, wife, and 3 children, and the husband was dying of disease of the lungs.

A single man lived with these two families.

No. 8.—Back Rooms in Yard.

No. 1.—Size of room, 11 ft. 2 in. long, 9 ft. broad, 5 ft. 6 in. high; size of window, 2 ft. 10 in. by 2 ft. 3 in.; rent paid, 3*s.* 6*d.* weekly, furnished; under-rent paid, ——; time occupied, 1 week. Number of families, 1; consisting of 1 female above 20, 1 female under 20; total 2. Number of persons ill, ——; deaths in 1847, ——. Country, ——; trade, ——. State of room, dirty; state of furniture, dirty; state of windows, broken. Number of beds, 1; number of bedsteads, 1.

This female, an educated person, aged 40, now apparently an unfortunate female, stated that she was the wife of a commercial traveller, and she came here to hide herself from her friends. Her daughter, 14.

No. 2.—Rent 3*s.* 6*d.* furnished: occupied by two unfortunate females.

No 3.—Rent 3*s.* 6*d.* furnished; occupied by 1 female, and a man, wife, and son, aged 18, sick, with only one bed. They are Irish, and have been 10 years in the street.

No. 4.—Husband and wife, pay 3*s.* 6*d.*

No. 8.—Third Floor.

Size of room, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 5 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 3*s.* weekly; under-rent paid, 9*d.*; time occupied, 10 weeks. Number of families, 3; consisting of 3 males above 20, 5 females above 20, 3 males under 20, 3 females under 20; total 14. Number of persons ill, 3; deaths in 1847, ——. Country, Irish; trade, dealers. State of room, dirty; state of furniture dirty, 1 table, 1 chair; state of windows, broken. Beds of shavings and rags; number of bedsteads, none.

The families consist of, 1. Mother and 7 children, girl aged 20; 2. Husband and wife; 3. Husband, wife, and 2 sons, one aged 20.

The widowed mother and 2 children sick.

Extreme wretchedness.

House, No. 9.—Ground Floor.

Size of rooms, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 6 in. high; size of windows, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 4*s.* 6*d.* weekly, furnished; under-rent paid, ——; time occupied, 6 months. Number of families, 1; consisting of 2 males above 20, 2 females above 20, 3 males under 20, 2 females under 20; total 9. Number of persons ill—all; deaths in 1847, 1. Country, Irish; trade, mat-makers. State of rooms, dirty; state of furniture, bad—no chair, 2 stools; state of windows, broken. Number of beds, 2; number of bedsteads, 2.

The family consists of man, wife, and 7 children.

Here were nine human beings, including a grown up girl and a boy of 14 sleeping in two beds.

There were no lodgers.

No. 9.—Second Floor.

Size of room, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 6 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent paid, 4*s.* 6*d.* weekly, furnished; under-rent paid, 1*s.* 6*d.*; time occupied, 4 months. Number of families, 2, and a single man; comprising 2 males above 20, 2 females above 20, 3 males under 20, 1 female under 20; total 8. Number of persons ill, 1 child; deaths in 1847, ——. Country, Irish; trade, mat-makers. State of rooms, dirty; state of furniture, bad,—1 table, 1 chair, 3 forms; state of windows, broken. Number of beds, 2; number of bedsteads, 2.

Particulars of the Families.—1. Husband, wife, and 3 children; 2. Widow and 1 child; 3. One single man pays 1*s.* 6*d.* weekly.

No. 9.—Third Floor.

Size of room, 14 ft. 6 in. long, 13 ft. broad, 6 ft. 5 in. high; size of window, 4 ft. 4 in. by 3 ft. 3 in.; rent paid, 4*s.* weekly, furnished; under-rent paid, ——; time occupied, 6 years. Number of families, 1; consisting of 1 male above 20, 1 female above 20, 4 males under 20, 3 females under 20; total 9. Number of persons ill, 1; deaths in 1847, ——. Country, English; trade, cutler and hawker. State of rooms, clean; state of furniture, clean; state of windows, clean. Number of beds, 2; number of bedsteads, 2.

This family consisted of husband, wife, and 7 children, English, the eldest girl 16. The man made razor-strops and hawked them. They had all taken the temperance pledge, and in spite of their poverty, they, their room and furniture, exhibited a marked contrast to the Irish tenants of other rooms. The mother had not had good health for 16 months.

No privy and no water. The mother obliged to take her infants over to the privy at the public-house and remain with them, because the Irish children beat them. The landlord, when Rogers (the tenant) paid his rent, always offered him a pint of beer, which he did not take.

House, No. 10.—Second Floor, Three Rooms.

First floor rooms locked up.

1st room.—Size, 9 ft. long, 6 ft. broad, 6 ft. high; size of windows, small; rent paid, 3*s.* 6*d.* weekly, furnished; under-rent paid, ——;

time occupied, 6 weeks. Number of families 1; consisting of 1 male above 20, 1 female above 20; total 2. Number of persons ill, 1 with fever and influenza; deaths in 1847, ——. Country, man English, woman Irish; trade, dealer, make a living by selling shell pin-cushions. State of rooms, dirty; state of furniture, bad; state of windows, fair. Number of beds, 1; number of bedsteads, 1.

They have lost 10 children in the last 17 years, 9 of whom are lying in the neighbouring churchyard of St. Giles's, and 1 in a city parish. They all died young, and this affords a melancholy proof of the tenure of infantine life in this locality.

The ground-floor of this house, a huckster's shop.

2nd room.—Size, 13 ft. 7 in. long, 8 ft. broad; size of window, 2 ft. 10 in. by 2 ft. 3 in.; rent paid, 2*s.* 3*d.* weekly, furnished; under-rent paid, boy 9*d.* per week; a family 1*s.* 3*d.*; time occupied, 1 month. Number of families, 2; consisting of 3 males above 20, 2 females above 20, 1 male under 20, 5 females under 20; total 11. Number of persons ill—all, bad eyes; deaths in 1847, ——. Country, Irish; trade, mendicants. State of rooms, dirty; state of furniture, dirty; state of window, broken. Beds, of shavings; no bedstead.

3rd room.—Empty.

Families as follows:—1. Husband, wife, and 3 children, son 22; 2. Husband, wife, and 3 children, boy 11.

The upper or third floors, empty.

House, No. 11.—*A Lodging House.*

This house, with 4 others adjoining, consisting of 30 rooms, is rented by one individual, an Englishman; 25 of the rooms are let out furnished to separate families, at 6*d.* and 7*d.* per night each; and 5 of the rooms, in which are 20 beds, let to males at 3*d.* per night; there is also a day room for the use of the night lodgers, with a good fire and cooking utensils. These houses have also a good supply of water from a pump, and other accommodations.

The landlord has occupied it for 12 years.

House, No. 14.—*Two Parlours on Ground Floor.*

Occupied by the Irish landlady of the house and one family; consisting of 3 males above 20, 2 females above 20, and 1 female under 20; total 6. Rent £36 yearly.

These rooms are well furnished and clean, and the landlady is supposed to obtain her living by letting the other parts of the house furnished, and by letting out crockery and pictures; some of the engravings were old and valuable.

There are 7 rooms and a kitchen, but no water or privy.

The landlady calls herself a widow.

No. 14.—*First Floor, Front Room.*

Size of room, 9 ft. long, 7 ft. broad, 6 ft. 5 in. high; size of window, 5 ft. by 3 ft. 3 in.; rent paid, 4*s.* weekly, furnished; under-rent paid, ——; time occupied, 3 months. Number of families, 1; consisting of 2 males above 20, 1 female above 20, 1 male under 20, and 1 female under 20; total 5. Number of persons ill, none; deaths in 1847, ——; Country, English; trade, dealers. State of rooms, very clean;

state of furniture, good, a remarkable quantity of china; state of window, whole.

Number of beds, 2; number of bedsteads, 2.

No. 14.—*First Floor, Back Room.*

Size of room, 7 ft. long, 9 ft. broad, 6 ft. 5 in. high; rent, 3*s*.. furnished; family 1, English; consisting of mother and 3 daughters; 1 bed and bedstead, very clean; two females above 20, and 2 under 20; total 4. Room very close.

No. 14.—*Second Floor, Front.*

Size of room, 9 ft. long, 7 ft. broad; size of window, 5 ft. by 3 ft. 3 in.; rent paid, 3*s*. weekly, unfurnished; under-rent paid, ——; time occupied, 12 months. Number of families, 1; consisting of 1 male above 20, 1 female above 20, no male under 20, and 1 female under 20; total 3. Number of persons ill, ——; deaths in 1847, ——. Country, English; trade, dealer. State of rooms, clean; state of furniture, good, clean; state of window, whole. Number of beds, 1; number of bedsteads, 1.

Second floor back, size 10 ft. long, 7 ft. broad; rent 2*s*. 6*d*. furnished; 1 man above 20. Country, English; trade, dealer.

A solitary case of single occupancy.

No. 17.—*First Room, in Back Yard of House, No.* 18.

Size of room, 10 ft. long, 7 ft. broad, 6 ft. 5 in. high; size of window, 3 ft. by 2 ft. 6 in.; rent paid, 1*s*. 6*d*. weekly, furnished; under-rent paid, ——; time occupied, 2 years. Number of families, 1; consisting of 1 male above 20, 1 female above 20, no male under 20, and 1 female under 20; total 3. Number of persons ill, ——; deaths in 1847, ——. Country, English; trade, grinder. State of rooms, dirty; state of furniture, dirty, bad; state of window, broken.

No bed or bedstead and no table.

No. 17.—*Second Room.*

Size of room, 10 ft. long, 7 ft. broad, 5 ft. 6 in. high; size of window, 3 ft. by 2 ft. 6 in.; rent paid, 3*s*. weekly, furnished; under-rent paid, ——; time occupied, 12 months. Number of families, 1; consisting of 1 male above 20, 1 female above 20, 1 male under 20, and no female under 20; total 3. Number of persons ill, ——; deaths in 1847, ——. Country, English; trade, sweep. State of rooms, dirty; state of furniture, bad, dirty; state of window, broken. Number of beds, 1; number of bedsteads, 1 broken.

They sleep in their soot-cloths. A mere closet.

No. 17.—*Third Room, in Yard behind House, No.* 18.

Size of room, 15 ft. long, 14 ft. broad, 6 ft. high; size of window, 3ft. by 2 ft. 6 in.; rent paid, 3*s*. 6*d*. furnished. Occupied 16 months by one family, consisting of 1 male above 20, 2 females above 20, 1 male under 20, and 2 females under 20; total 6. Persons ill, 1. Country, English; trade, dealers. Beds, 2; bedstead, 1, 2 chairs, and 1 deal table.

The family consists of a mother and 4 children; girl 23, boy 20, and two grandchildren.

No. 17.—*Fourth Room.*

Size of room, 12 ft. long, 8 ft. broad, 5 ft. 6 in. high; rent, 1*s.* 9*d.* furnished; under-rent, 6*d.* Occupied 6 years by one family and 3 widows; 1 male above 20, 4 females above 20, and 1 male under 20; total 6. Bedsteads, 1; beds, 3, very dirty.

Three widows, a single woman, one son grown up, and a girl, 14, huddled together. A tall man could not stand upright in the room.

No. 17.—*Fifth Room, Back of House, No.* 18.

Size of room, 10 ft. long, 7 ft. broad, 6 ft. high; size of window, 3 ft. 6 in. by 2 ft. 6 in.; rent paid, 3*s.* 3*d.* furnished, weekly; under-rent, 1*s.*; time occupied, 5 years. Occupants consist of, 1. A husband, wife, and 2 children; 2. Wife's mother; 3. One single female, the landlady, and a son above 20 years of age; total 7.

The whole of the furniture consists of 1 table, 2 chairs, 2 bedsteads, and 2 beds, very dirty.

No. 17.—*Sixth Room, joining on to the House, No.* 20.

Size of room, 10 ft. long, 7 ft. broad, 5 ft. 6 in. high; size of window, 3 ft. 6. in. by 2 ft 6 in.; rent, 2*s.*; cannot stand up in room; by one family occupied 1 year and 9 months; consisting of 1 male above 20, 1 female above 20, and 1 female under 20; total 3; room in a shocking state.

No privy or water to the house and rooms of No. 17.

House, No. 18.—*Parlour on Ground Floor.*

Size of room, 15 ft. long, 13 ft. broad, 6 ft. 6 in. high; size of window, 5 ft. 5 in. by 3 ft. 4 in.; rent 2*s.* Families, 1, and 2 females; occupied 7 years; under rent, 10*d.* and 6*d.* per week. Country, 1 Irish and 2 English.

No water or privy.

No. 18.—*First Floor.*

Size of room, 14 ft. long, 14 ft. broad, 6 ft. 6 in. high; size of window, 5 ft. 4 in. by 3 ft. 3 in.; rent, 3*s.* 6*d.* furnished; occupied 4 years. One family; consisting of 1 male above 20, 1 female above 20, 1 male under 20, and 1 female under 20; total 4. Country, English; trade, dealer, bird fancier.

There were 7 birds in the room; bed and bedsteads, 2; room clean.

No. 18.—*Back Room, First Floor.*

Size of room, 14 ft. long, 14 ft. broad, 6 ft. high; size of windows, 5 ft. 4 in. by 3 ft. 3 in.; rent, 3*s.* 6*d.* furnished. Occupied by 2 females above 20, mendicants; total 2.

No. 18.—*Second Floor.*

Size of room, 14 ft. long, 14 ft. broad, 6 ft. 6 in. high; size of window, 5 ft. 6 in. by 3 ft. 3 in.; rent, 3*s.* 3*d.* furnished. One family; consisting of 1 male above 20, 2 females above 20; total 3. Persons ill, 1. Country, English; trade, cattle-drover. Beds, 1; bedsteads, 1; room, clean.

No. 18.—*Back Room, Second Floor.*

Size of room, 13 ft. long, 13 ft. broad; rent, 4*s.* furnished. One family; consisting of 1 male above 20, 1 female above 20, 1 male under 20, and 2 females under 20; total 5. Country, English; cattle-drover; 2 bedsteads and beds; room clean.

List of furniture allowed by the landlords to a furnished room:—1 deal table, 2 deal chairs, 1 bedstead without hangings, &c., 1 flock bed, 2 old blankets, 1 pair coarse sheets, 1 bolster, 1 quilt, 1 iron pot, 1 tea-kettle, 1 saucepan, and 1 pail.

The Committee did not think it necessary to proceed beyond the eighteenth house, as it would have lengthened the Report very inconveniently; moreover, the houses inspected afforded a just character of the street and its tenants. Nos. 12 and 13 corresponded to No. 11, a common lodging-house, under individual management; it was not, therefore, thought necessary to examine them in detail.

A few words may be said with respect to the Occupation and Character of the inhabitants residing in the district visited. They may be classed as follows:—

1st.—Shop-keepers, lodging-house-keepers, publicans, and some of the under-landlords of the houses, who make considerable profit by letting the rooms furnished and unfurnished.

2nd.—Street-dealers in fruit, vegetables, damaged provisions, and sundries, sweeps, knife-grinders, and door-mat makers.

3rd.—Mendicants, crossing-sweepers, street-singers, persons who obtain a precarious subsistence, and country tramps.

4th.—Persons calling themselves dealers, who are probably thieves, and the occupants of houses of ill fame.

5th.—Young men and lads, of ages varying from 11 to 30, known as pickpockets and thieves of various degrees.

About one-half of the inhabitants are Irish, chiefly natives of Cork, who, for the most part, have been long resident in London. About one-eighth are of Irish descent, born in England; the remainder consist of English, some of whom have been in better circumstances.

The opening of New Oxford Street has displaced many persons, who have had to find lodging elsewhere. To what extent this may have led to the over-crowding of Church Lane may be judged from facts detailed in the appended paper by Mr. Mann, which will also exhibit the sanitary state of this street. In reference to this subject it should be borne in mind that the Committee found several rooms untenanted in Church Lane.

January 17*th*, 1848.

Present—Colonel Sykes and the Agent.

The Committee took a general view of the street, and found it strewed from end to end with night soil, sweepings of houses, decayed vegetables, &c. Carrier Street, which is a *cul de sac*, runs at a right angle from near the centre of Church Lane; it terminates in a bulk-head against the backs of the new houses in Oxford Street: upon an open space in front of this bulk-head, and opposite the doors of the dwelling-houses, the inhabitants ease themselves night and day, and on

this spot all kind of filth is thrown, the accumulations not being removed. Church Lane has not any sewer; the sewer of George Street sends off into Church Lane a ramification at right angles, which terminates within a few feet opposite the door of No. 1, Church Lane, and the landlady complains, that this trunk periodically chokes up, and inundates her cellar.

Your Committee have thus given a picture in detail of human wretchedness, filth, and brutal degradation, the chief features of which are a disgrace to a civilized country, and which your Committee have reason to fear, from letters that have appeared in the public journals, is but the type of the miserable condition of masses of the community, whether located in the small, ill-ventilated rooms of manufacturing towns, or in many of the cottages of the agricultural peasantry. In these wretched dwellings all ages and both sexes, fathers and daughters, mothers and sons, grown up brothers and sisters, stranger-adult males and females, and swarms of children, the sick, the dying, and the dead, are herded together with a proximity and mutual pressure which brutes would resist; where it is physically impossible to preserve the ordinary decencies of life; where all sense of propriety and self-respect must be lost, to be replaced only by a recklessness of demeanour which necessarily results from vitiated minds; and yet with many of the young, brought up in such hot-beds of mental pestilence, the hopeless, but benevolent, attempt is making to implant, by means of general education the seeds of religion, virtue, truth, order, industry, and cleanliness; but which seeds, to fructify advantageously, need, it is to be feared, a soil far less rank than can be found in these wretched abodes. Tender minds, once vitiated, present almost insuperable difficulties to reformation; bad habits and depraved feelings gather with the growth and strengthen with the strength. It is not properly within the province of your Committee to offer suggestions, but they cannot refrain from expressing their belief, that the surest way to improve the physical and moral condition of the labouring classes, and to give education a fair field, is for wealthy and benevolent individuals throughout the country, to form local associations, and by the aid of Parliament, to possess themselves of all such buildings as we have described, whether the house in the town, or the cottage in the country; to rebuild suitable roomy dwellings, properly drained, ventilated, and supplied with water, and to rent them so CHEAP to the poor, that they shall have no excuse for herding together like animals. In this way the great evils of over-crowding may be remedied for that large class of our labouring population which is prepared to adopt habits of cleanliness and decency: but nothing short of compulsory legislation can meet the case of the low lodging-houses and rooms sub-let after the manner of those described in this Report.

Nothing can be conceived more mischievous than the system of sub-letting in almost universal operation in the houses inspected by your Committee. The owner of the property letts his houses to a sub-landlord, this sub-landlord letts his rooms to individual tenants, and these tenants lett off the sides or corners of the rooms to individuals or families. Cheap houses will go far to give the death-blow to this fatal system; and to build cheap houses, deserving of the name, appears to your Committee a work of preventive charity worthy of all encouragement.

Abstract of Report of Committee.

No. of House.	No. of Room.	Cubic Contents.	Occupants. Males above 20.	Females above 20.	Males under 20.	Females under 20.	Total.	No. of Families.	Number of Bedsteads.	Remarks.	Cubic Feet of Air to each Person.
2	Ground, 1 and 2....	1,092 / 815	8	5	4	5	22	3	6		86
,,	Cellar	..	1	3	4	3	11	1	..		..
,,	1st floor	1,985	3	3	4	6	16	3	3		124
,,	2nd floor	1,823	3	2	3	4	12	2	2		152
3	Ground, 1 and 2....	1,925 / 140	5	5	3	4	17	4	5		121
,,	1st floor	1,989	3	5	5	4	17	4	1		117
,,	2nd floor	1,989	1	1	3	3	8	1	2		248
,,	1, back	625	1	2	2	2	7	1	1		89
4	Ground, 1 and 2....	1,092 / 681	4	9	2	4	19	5	6		93
,,	1st floor	1,768	5	5	4	2	16	4	1		111
,,	2nd floor	1,768	5	6	9	3	23	5	None.		77
,,	1, back	792	1	1	..	1	3	1	2	Chiefly Irish.	264
5	Ground, 1 and 2....	1,092	1	2	1	..	4	1	2		273
,,	1st floor	1,768	2	2	4	6	14	2	3		126
,,	1, back	792	3	2	1	1	7	2	None.		113
,,	2nd floor	1,768	6	6	5	5	22	6	1		80
6	Ground, 1.....	1,768	1	2	..	..	3	1	2		589
,,	1st floor	1,768	1	3	2	1	7	3	2		252
,,	2nd floor	1,768	4	5	2	1	12	2	None.		147
,,	1, back	672	1	1	1	1	4	1	1		168
,,	2, back	1,054	1	2	2	1	6	1	2		176
7	Ground, 1.....	1,178	7	5	7	3	22	3	4		54
,,	1st floor	1,200	1	2	3	..	6	1	2		202
,,	1, back yard.....	792	1	1	4	..	6	1	1		132
,,	2nd floor	1,210	2	2	6	2	12	2	5		101
,,	1, back	625	1	1	2	..	4	1	1		156
,,	2, back	625	2	2	4	4	12	2	None.	One room empty.	52
8	Ground, 1.....	1,210	2	2	..	2	6	2	1		202
,,	1st floor	1,225	2	3	4	1	10	2	3		123
,,	2nd floor	1,223	3	2	3	1	9	2	1		136
,,	1, back yard.....	268	..	1	..	1	2	1	1		134
,,	2, back yard.....	1,210	..	2	..	..	2	1	1		605
,,	3, back room, yard..	..	1	1	1	..	3	1	1		..
,,	4, back room, yard..	..	1	1	..	..	2	1	1		..
,,	3rd floor	1,210	3	5	3	3	14	3	None.		86
9	Ground, 1.....	1,210	2	2	3	2	9	1	2		134
,,	2nd floor	1,210	2	2	3	1	8	2	2		151
,,	3rd floor	1,210	1	1	4	3	9	1	2		134
10	2nd floor	324	1	1	..	..	2	1	1		162
,,	2nd floor, 2nd room	652	3	2	1	5	11	2	None.	4 rooms empty in this house.	59
11,12 & 13	A lodging-house, 30 rooms.....	..	..	..	..	..	..	..	..	Nightly Lodgers.	..
14	Ground, 1 and 2....	..	3	2	1	..	6	1	2	E	..
,,	1st floor, front.....	419	2	1	1	1	5	1	2	E	84
,,	1st floor, back.....	404	..	2	..	2	4	1	1	E	101
,,	2nd floor, front	404	1	1	..	1	3	1	1	E	135
,,	2nd floor, back	449	1	..	..	..	1	1	1	E	378
17	Back yard	449	1	1	..	1	3	1	None.	E. Grinder.	150
,,	Ditto, 2, room.....	385	1	1	1	..	3	1	1 broken	E. Sweep.	128
,,	Ditto, 3, back	1,320	1	2	1	2	6	1	1		220
,,	Ditto, 4, back	480	1	4	..	1	6	1	1		80
,,	Ditto, 5, back	420	2	3	..	1	7	2	2		60
,,	Ditto, 6, room.....	420	1	1	1	..	3	1	1		140
18	Ground, 1.....	1,268	..	3	..	..	3	1	1		423
,,	1st floor	1,274	1	1	1	1	4	1	2	E	318
,,	1st, back	1,176	..	2	..	..	2	1	1	E	588
,,	2nd floor	..	1	2	..	..	3	1	1	E	..
,,	2nd floor, 2nd room	..	1	1	1	2	5	1	2	E	..
	Total	..	111	138	117	97	463	100	90		

E. means English.

1000 cubic feet of air being deemed necessary for a single prisoner in England, and 800 cubic feet for a soldier in a barrack in India, it will be seen how miserably deficient the supply of air is to the inhabitants of these houses. The average supply is as nearly as possible 175 cubic feet of air, the largest 605, and the smallest 52.

Statement of the Mortality prevailing in Church Lane during the last Ten Years, with the Sickness during the last Seven Months. Contained in a Letter addressed to Dr. Guy. By Horace Mann, Esq., *Barrister-at-Law.*

February 1*st*, 1848.

Sir,—Understanding that the Council of the Statistical Society have directed an investigation into the sanitary condition of Church Lane, in the Northern District of St. Giles in the Fields; and having myself, some months since, for my private satisfaction, made various inquiries and collected a few facts relating to the health of that locality; I have much pleasure in laying before the Council some of the results to which I have arrived, in order that they may make such use of them as may seem proper. My own inquiry embraced the whole of the North District of St. Giles, and more particularly Church Lane, Church Street, Clark's Buildings, Carrier Street, Crown Street, Monmouth Street, New Compton Street, and High Street; but I propose to confine this communication to Church Lane, except where a reference to other localities may appear, for the sake of comparison, desirable; reserving for some future occasion any remarks I may have to make upon the condition of the remainder of the above-named streets.

Population.

Church Lane, according to the Census enumeration of 1841, contained, in that year, 655 inhabitants unequally distributed among 27 houses; the population of which, severally, was then as follows:—

		Brought forward....	244	Brought forward	391
No. 1	39	No. 10	17	No. 20	38
,, 2	33	,, 11	9	,, 21	17
,, 3	14	,, 12	8	,, 22	32
,, 4	27	,, 13	20	,, 23	49
,, 5	35	,, 14	17	,, 24	42
,, 6	29	,, 15	17	,, 25	31
,, 7	29	,, 16	21	,, 26	20
,, 8	13	,, 17	12	,, 27	25
,, 9	25	,, 18	26	,, 28	10
Carried forward....	244	Carried forward....	391	Total	655

giving an average of rather more than 24 persons to each house.

I find, however, on glancing at the enumeration recently made under the sanction of your Society, that, at some period or other since 1841, the population of this Lane has greatly increased. This will be shown by a comparative statement of the number of inhabitants, in 1841 and 1847 respectively, in each of 12 houses investigated by the Society.

Taking the increase in the following 12 houses together as indicating the probable ratio of increase in the whole 27, the population in 1841 (655), would, in 1847, have increased to 1095; the ratio being 67 per cent.; and giving an average of more than 40 persons to each house, instead of 24 as in 1841.

	1841	1847
No. 2	33	61
,, 3	14	49
,, 4	27	61
,, 5	35	47
,, 6	29	32
,, 7	29	62
,, 8	13	48
,, 9	25	26
,, 10	17	13
,, 14	17	19
,, 17	12	28
,, 18	26	17
	277	463—increase 186

The causes of this vast increase appear to me attributable to two distinct facts, which would also determine the period of its commencement:—1st. The "improvements" which were begun in the neighbourhood in 1844; and, 2nd. The Irish famines of 1846 and 1847.

The former of these causes would act in a very obvious way, and one which seems to raise a suspicion of the sanitary value of that kind of improvement which consists in occupying, with first or second rate houses, ground previously covered by the tenements of the poorer classes. The expelled inhabitants cannot, of course, derive any advantage from the new erections, and are forced to invade the yet remaining hovels suited to their means: the circle of their habitations is contracted while their numbers are increased; and thus a larger population is crowded into a less space. This consequence may induce a doubt whether the improvement, in this manner, of the external appearance of districts, may not be a means of affecting prejudicially their general health.

The latter of the above causes, also, had, no doubt, considerable influence in producing the increase. Out of the 655 persons of all ages who formed the population of Church Lane in 1841, 281—or about two-fifths—were *natives* of Ireland, and, with their families, constituted nearly the whole population. Of the great number of immigrants who, during the late disastrous years in Ireland, flocked as well into the metropolis as into other large towns of England, there can be no doubt that the vast majority sought naturally the spots frequented by their countrymen; and Church Lane must have felt considerably the effect of this accession.

I shall not attempt to settle the comparative importance of these two causes in producing the increase, and only allude to them because they affect a subsequent calculation of mortality. From them, however, I think it may be assumed that any increase resulting from the improvements did not commence until 1845; and that any increase resulting from Irish immigration did not commence until the early part of 1847. During the 7 years, from January 1, 1838 to December 31, 1844, the population may be fairly supposed to have been nearly stationary at the numbers ascertained by the Census of 1841.

Mortality.

I will first examine the mortality in Church Lane during the period when its population may be taken to have been stationary, viz., during the 7 years 1838 to 1844, both inclusive. In those years there occurred a total of 92 deaths in this Lane; the average annual mortality produced by which may be shown thus,—

Population of Church Lane, 1838–44	655
Deaths in Church Lane, same period	92
Annual Mortality per cent. of the living	2·007, or 1 in 50.

This is a rate of mortality extremely low, but easily explained by the fact that the residents in these wretched neighbourhoods are generally removed, when overtaken by illness, to the workhouse in their vicinity, or to hospitals; and their deaths, if occurring while so removed, are not, in the register, included amongst those of their usual dwelling-place. The truth of this explanation is rendered obvious by reference to a table in the Eighth Annual Report of the Registrar-General, which shows the mortality in the entire district of St. Giles to have been, during the above period (1838-44), as high as 2·690 per cent. of the population, or 1 death to 37 living.

The real state of the case will be made evident if the mortality be calculated according to the only correct method, viz.: by ascertaining the number of deaths which took place at each *age* out of a certain number living at the same age. In no other way can a fair comparison be made between one district and another, in order to test the influence of locality; since, if one contained a less proportion than another of very young children to adults, the aggregate mortality in the former would, of course, be less than in the latter; not resulting, however, necessarily, from a healthier atmosphere or less crowded dwellings; but certainly, in great measure, from the maturity of its population, less liable to disease.

The adoption of this method with respect to the mortality of Church Lane, from 1838 to 1844, will bring out the following result:—

Age.	Population 1841.	Deaths in the seven years 1838–44.	Annual Mortality per 100 of the living.
Under 1	12	26	30·95
1— 2	5	16	45·71
2— 3	19	13	9·77
3— 4	16	4	3·57
4— 5	19	2	1·50
Under 5	71	61	12·27
5—10	67	5	1·07
10—15	60	2	·48
15—25	131	6	·65
25—35	128	5	·56
35—45	106	3	·40
45—55	56	3	·76
55—65	27	4	2·11
65—75	4	1	3·57
75 & upwards	2	2	14·28
Not stated	3	....	....
All ages	655	92	2·007

The following comparison between this mortality and that of other districts of the metropolis* will still further develope the actual position of this Lane:—

Age.	ANNUAL MORTALITY OUT OF 100 LIVING.				
	Church Lane.	St. Giles, (whole district).	Lambeth.	City of London.	Islington.
Under 1	30·95	28·24	20·48	19·35	15·92
1— 2	45·71	14·59	9·79	11·64	7·29
2— 3	9·77	6·67	4·77	5·78	3·59
3— 4	3·57	5·09	3·46	3·88	2·66
4— 5	1·50	3·50	2·31	3·03	1·87
Under 5	12·27	11·56	8·25	8·94	6·31
5—10	1·07	1·32	1·17	1·34	·94
10—15	·48	·48	·45	·55	·47
15—25	·65	·63	·72	·52	·70
25—35	·56	1·06	·98	·91	·90
35—45	·40	1·83	1·56	1·58	1·40
45—55	·76	2·84	2·25	2·58	2·04
55—65	2·11	4·97	4·03	4·24	3·84
65—75	3·57	10·57	8·08	8·34	7·44
75 & upwards	14·28	19·72	18·98	18.59	18·54.
All ages	2·007	2·69	2·33	2·14	1·99

Thus, out of 100 children born, there will die without attaining the age of 1 year,—

In Church Lane	31
,, the whole of St. Giles's	28
,, Lambeth	20
,, the City of London	19
,, Islington	16

So, out of 100 children living at the age of 1 year, there will die without die without attaining the age of 2 years,—

In Church Lane	46
,, St. Giles	15
,, Lambeth	10
,, City of London	12
,, Islington	7

The smallness of the number of persons living and dying in Church Lane at these particular ages may, perhaps, be thought hardly to afford data sufficient for a fair comparison; take then the period from birth to 5 years:—

Out of a population, constantly kept up, 100 children living at any age between birth and 5 years, there will die annually, without attaining 5 years,—

* Extracted, by permission of the Registrar-General, from his forthcoming Eighth Annual Report.

In Church Lane	12·3
,, St. Giles	11·6
,, Lambeth	8·2
,, City of London	8·9
,, Islington	6·3

I take the mortality among children, because they are more exposed than adults to the action of local circumstances, and so present a better test of local influence; but in reading these comparisons, and especially the foregoing table, it must be remembered that, in consequence of the deaths in the workhouse and hospitals not being included, the actual mortality of Church Lane is considerably understated; while that of the other districts is fully rendered.

It will be seen that the mortality of the whole district of St. Giles is little below that of Church Lane. This arises from the fact that the great mass of its population is very little better circumstanced. Church Street, Carrier Street, Clark's Buildings, Kennedy Court, Fletcher's Court, Hampshire Hog Yard, &c., are precisely the same, as respects filth and over-crowding, as Church Lane: while Crown Street, New Compton Street, Monmouth Street (now Dudley Street), Little Earl Street, Denmark Street, Great White Lion Street, Great and Little St. Andrew Street, Short's Gardens, &c., &c., with the courts and alleys branching from them, are, as respects overcrowding, scarcely better, and doubtless feel the added influence of their pestilential neighbours.

The following is a comparison between 6 streets in the Northern District of St. Giles; and will show the mortality when less disturbed by the workhouse, as is the case with Clark's Buildings, Crown Street, Monmouth Street, and New Compton Street. High Street is a tolerable street, given for the sake of contrast.

Age.	Church Lane. 1838–44.	Clark's Buildings. 1838–44.	Crown Street. 1837–47.	Monmouth Street. 1837–47.	New Compton Street. 1837–47.	High Street. 1837–47.	Lambeth. 1838–44.
	Per Cent.	Per Cent.	Per Cent.	Per Cent.	Per Cent.	Per Cent.	Per Cent.
Under 5	12·27	18·35	12·34	13·00	10·12	8·08	8·25
5—10	1·07	2·70	1·93	1·07	1·28	·96	1·17
10—15	·48	·45	·68	·24	·63	·23	·45
15—25	·65	·30	1·22	·29	·47	·28	·72
25—35	·56	·77	·44	·78	·75	·43	·95
33—45	·40	1·40	1·01	1·24	1·37	·82	1·57
45—55	·76	1·73	1·89	1·73	1·02	1·80	2·25
55—65	2·11	1·02	8·21	2·65	3·59	2·73	4·03
65—75	3·57	9·52	8·00	8·72	7·66	8·19	8·08
75 & upwards	14·28	28·57	8.00	18·88	12·22	10·00	12·06
All ages	2·007	3·45	3·09	2·72	2·41	1·65	2·33

The influence of overcrowding will be seen by a statement of the progressive mortality in Church Lane during the last 3 years. In 1845, when the population may be assumed as between 600 and 700, the deaths (excluding those occurring in the workhouse) were 8: in 1846, when the population must have slightly increased, the deaths

were 13: and in 1847, when the Irish immigration may be taken to have set in, raising the population, according to the previous estimate, to 1095, the deaths (still exclusive of those in the workhouse) increased to 52; being a proportion of 4·75 per cent., or 1 death out of 21 living.

Disease.

The amount of sickness prevalent, and its character, are important auxiliary facts by which to estimate the health of districts; especially in cases like the present, where the omission of deaths taking place in workhouses and hospitals, and perhaps the escape altogether of some from registration, give an appearance much too favourable to the actual statement of mortality.

From inquiries made with your assistance at the St. Giles's workhouse, it appears that, from July 1, 1847 to January 27 of the present year, the number of persons living in Church Lane who received medical treatment (both in and out-patients) was 139; giving a proportion to the population of 12·7 per cent. Of these, 88 (or nearly two-thirds) *were cases of fever;* 13 of influenza; 8 of diarrhœa; 7 of bronchitis; 3 of small-pox; 2 of hooping cough; and the remainder of various other diseases. Five of these cases proved fatal; viz., 1 from influenza; 1 from measles; 1 from consumption; and 2 from typhus*.

The sickness was thus distributed amongst the different houses:—

	Fever Cases.	Total Sickness.		Fever Cases.	Total Sickness.		Fever Cases.	Total Sickness
			Brt. frwd.	53	78	Brt. frwd.	67	97
No. 1	4	4	No. 10	1	1	No. 19	3	9
,, 2	5	7	,, 11	4	5	,, 20	1	1
,, 3	5	6	,, 12	1	1	,, 21	8	11
,, 4	3	6	,, 13	0	0	,, 22	1	3
,, 5	14	22	,, 14	1	1	,, 23	0	0
,, 6	5	7	,, 15	0	0	,, 24	2	6
,, 7	9	16	,, 16	2	4	,, 25	3	5
,, 8	7	8	,, 17	2	3	,, 26	0	0
,, 9	1	2	,, 18	3	4	,, 27	1	4
						,, 28	2	3
Carried frwd.	53	78	Carried frwd.	67	97			
						Total	88	139

All these were cases receiving medical relief from the workhouse, either as in or out-patients. Other cases probably occurred, with or without private medical treatment, the number of which there are no ready means of ascertaining.

I am compelled, by the press of time, to omit some particulars relative to the occupations and duration of life of the inhabitants of this Lane and the surrounding neighbourhood; but I hope the foregoing facts and calculations may be serviceable to the Council.

I am, Sir,

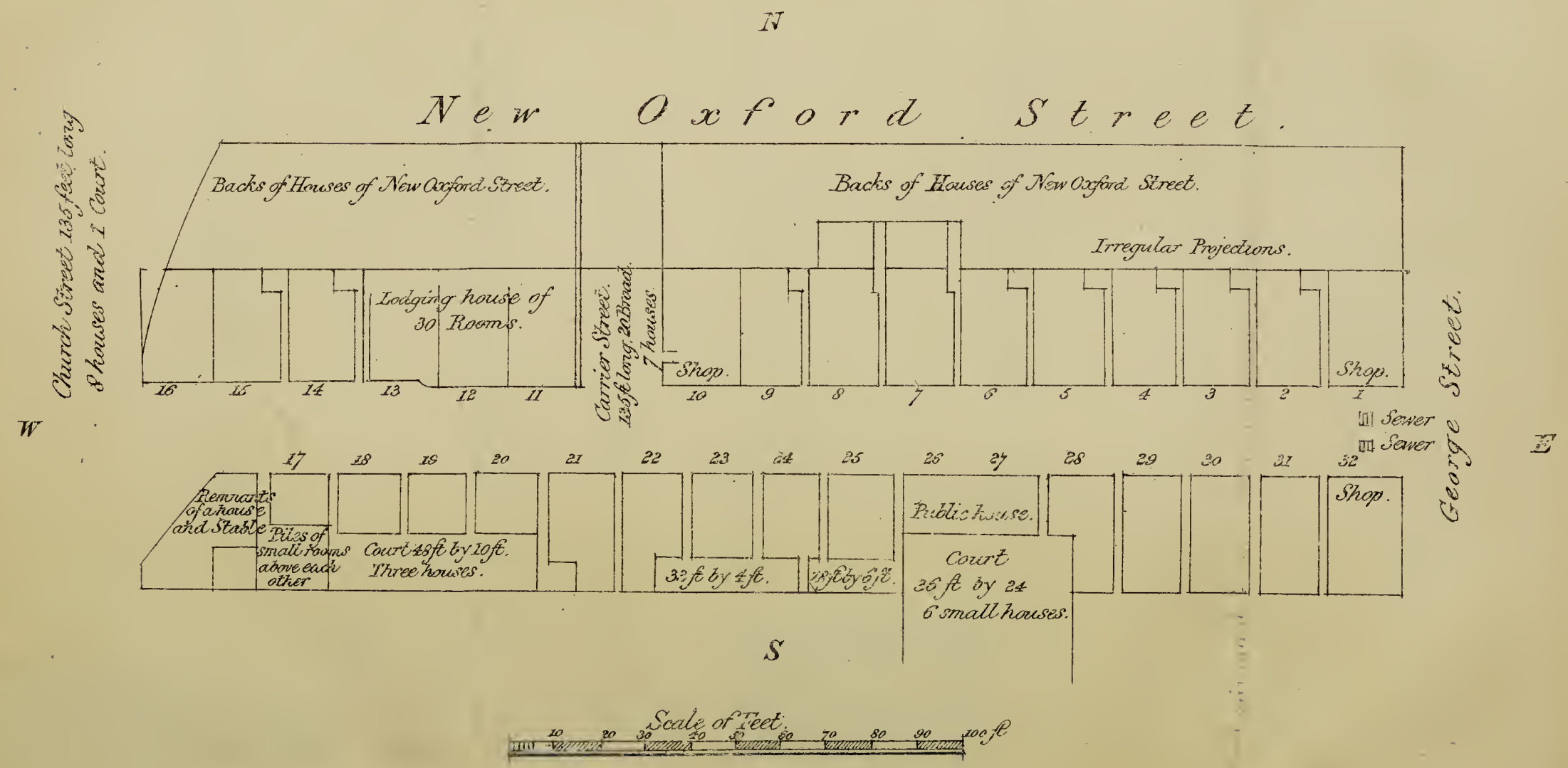
Your obedient servant,

HORACE MANN.

W. A. Guy, Esq., M.D.,
Honorary Secretary of the
Statistical Society of London.

* It is right to state that we are indebted to the courtesy of Mr. Bennett, the House-Surgeon of the workhouse, for this information.

Approximate Ground Plan of Houses in Church Lane, St Giles's.



Bounded by New Street not named.